



Snohomish County

Facilities Management

Courthouse Project

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Dave Somers

County Executive

Snohomish County Courthouse Renovation and Addition

Project Status Report August 2019 Update

Financial Reporting through July 2019

A. Executive Overview

Scope:

- Scope remains unchanged from that which was approved by the County Council on July 30th, 2018.

Budget Status:

- The total project budget remains at \$76.1 million. The only change to date is the reduction/removal of the Art Allowance.
- Actual costs to date (January 1, 2016 to July 31, 2019) total approximately \$33.42 million or 43.92% of the project budget.
 - Construction duration complete stands at 41.91% as of July 31 (57 of 136 weeks).
 - Allowance and contingency usage stand at 10.11% as of July 31.
 - Construction budget spent at this stage of a project is normal.
- The sales tax rate changed on April 1, 2019, and the new 9.8% rate could impact the project by as much as approximately \$65,200:
 - \$54,000 in additional taxes on construction costs.
 - \$2,100 in additional taxes on owner-direct work and soft costs.
 - \$9,100 in additional taxes on owner contingency.
 - Four owner-direct consultants—CBRE Heery Architecture, OAC Services, ATC Group, and Mayes / Terracon—charge no sales tax for their professional services.

Schedule Overview:

- Hoffman received notice to proceed on July 30, 2018.
- Projected completion for Phase 1: March 12, 2020.
- Substantial completion for Phase 2: March 4, 2021.
- Completion dates reflect the schedule extensions resulting from:
 - Western Washington Heavy Equipment Operators Local 302 strike
 - Delays Hoffman Construction experienced when removing contaminated soils and the buried remnants of the Snohomish County Detention Home.
 - Delays resulting from the February 2019 snowstorms.
 - Hoffman and the County have agreed to extend the schedule by 17 non-compensable working days.
 - Delayed concrete pours affected other trades whose work followed, creating a schedule impact beyond the days for which the jobsite closed due to inclement weather.
 - These schedule extensions do not carry any direct costs.
- Since the last update, Hoffman has completed the following activities:
 - Continued forming the addition's curtainwall, the non-structural outer covering of the building protecting against weather.
 - West elevation is framed, sheathed, and glazed.
 - North elevation is framed and sheathed, with glazing in progress.
 - East elevation framing, sheathing, and glazing is in progress.

- Installed countertops, wall and floor tile, and toilet fixtures in the future restroom core.
- Framed the interior of the addition up through Level 4, bringing definition to the following areas:
 - Entry lobby and security screening.
 - Jury Assembly.
 - District Court Probation and Clerk Customer Service Center.
 - Sheriff's offices and conference rooms.
- Began connecting each floor of the addition to the new building's MEP (mechanical, electrical, and plumbing) risers.
- Completed in-wall MEP on Levels 1 to 3 of the addition.
- Completed fire sprinkler installation in the addition.
- Installed the rooftop HVAC units for the addition.
- Began installing ductwork which will connect to the rooftop HVAC units.
- Formed and poured the elevator lid for the addition.
- Ran conduits to the electrical rooms along the addition elevator shaft.
- Cut through the Courthouse basement wall, creating a connection between it and the addition.
- Sheetrocked the addition core's electrical rooms.
- Installed support plates for the addition's elevator rails.
- Replaced HVAC units and installed above-ceiling structural elements in and near one Superior Court courtroom.
- Continued renovations in one District Court courtroom.
- Hoffman is actively working on:
 - Completing MEP in the addition:
 - Overhead connections on Level 5.
 - In-wall connections on Levels 4 and 5.
 - Completing the building's curtainwall and roof membrane.
 - Completing installation of the addition elevator rail support plates.
 - Completing interior framing in the addition at Level 5.
 - Completing interior framing in the Courthouse basement.
 - Connecting to, and powering, the rooftop HVAC units.
 - Rendering the addition weather-tight by early October.
 - Frame and sheetrock the addition's elevator and stairwell enclosures.
 - Completing renovations in one Superior Court courtroom.
 - Installing flooring in the basement renovation areas.
 - Completing the future restroom stack by early October.
 - Install toilet partitions.
 - Mount urinals.

Communications:

Courthouse Project Team members have worked with building users, the Courthouse Security Unit, and the Executive's Communications Office since mid-May 2018 to alert staff and public to the start and impacts of construction.

Methods of communication include:

- Weekly project update for building users and representatives of the Council and Executive's Office.
- Public Website: <https://snohomishcountywa.gov/4094/Campus-Courthouse>
- Countywide Pride articles.
- All Hands emails from Facilities.
- Slideshows on elevator lobby monitors in the administration buildings.
- Temporary signage on Campus and inside the Courthouse.
- Public and Staff Notices, posted to the website or attached to internal emails.
- Meetings with key building user groups to plan office moves for Phase 2.

The Project Team will continue to keep the public and County staff informed of major activities. Furthermore, in addition to the Council archiving this series of Council updates to Granicus, we are also distributing them via email to key building tenant contacts and archiving them to the project's public website.

B. Project Scope

This project will occur in two phases:

- Phase 1, currently under way, will be completed in early 2020.
 - New entry tower to the existing 1967 courthouse, to help right-size the building for the County's needs.
 - Seismic bracing for the existing courthouse via the addition (entry tower).
 - New jury assembly room, new accessible elevators, and a new public entry within the addition.
 - New, accessible restroom core within the existing courthouse.
- Phase 2 will begin in early 2020 and finish in early 2021.
 - Renovate the existing courthouse, to provide at least one accessible courtroom on each floor.
 - Seismic bracing via a shear wall on the building's south face.
 - Free up space within the existing courthouse for the limited provision of those separated circulations—public, private/staff, and secure/in-custody—which conform to modern courthouse operating practices.
 - Free up enough space within the existing courthouse to provide a permanent home for an existing superior court judicial seat.
- During both phases, as portions of the existing courthouse become available:
 - Remodel of selected Superior and District Court courtrooms.
 - Refurbish the existing public elevators.

C. Budget Summary

The budget status for the project is shown in the chart on the following pages. Costs and budgets are through the end of June 2019.

Items of note:

1. The tan-highlighted rows under *GCCM Costs* and *Project Soft Costs / Owner Direct* work represent the approved change orders which, at this stage of the project, are now appearing on subcontractor billing and are included in the *GCCM Direct Costs*. Out of due diligence, as of the May 2019 project status report, we have started tracking billing progress against each approved change order to date.
2. The tan-highlighted row for *Remaining Owner Project Contingency* corresponds to the approved change orders and the contingency status in Sections D and E.
3. The yellow-highlighted rows represent a change in tracking expenditures to date, as building commissioning services are being provided under the supervision of the GCCM compliance and project and construction management consultant. The *Expenditures To Date* and *Forecast To Complete* columns reflect this.

DAC	Category / Description	Budget	Expenditures To Date	Forecast To Complete	Remaining Budget
GCCM Costs					
DAC	GCCM Direct Costs				
6005	Concrete Interwest	\$ 4,490,500	\$ 3,969,759		\$ 520,741
6005	Masonry Henson	\$ 220,160	\$ 44,100		\$ 176,060
6005	Exterior Stone Cladding Western Tile	\$ 122,515	\$ 122,515		\$ -
6005	Structural Steel Framing Steelkor	\$ 1,592,304	\$ 1,582,972		\$ 9,332
6005	Decorative Metal McClean	\$ 212,308	\$ -		\$ 212,308
6005	Finish Carpentry & Millwork Artec	\$ 609,449	\$ 17,928		\$ 591,521
6005	Waterproofing Milwaukie Floors	\$ 43,100	\$ 42,532		\$ 568
6005	Membrane Roofing Snyder	\$ 421,450	\$ -		\$ 421,450
6005	Architectural Sheetmetal Kenco	\$ 1,406,415	\$ 151,440		\$ 1,254,975
6005	Doors, Frames & Hardware Builders Hardware	\$ 364,625	\$ -		\$ 364,625
6005	Overhead Coiling Grilles Zesbaugh	\$ 13,463	\$ -		\$ 13,463
6005	Folding Doors Won-Door	\$ 150,848	\$ -		\$ 150,848
6005	Aluminum Storefronts & Glazing	\$ 1,596,784	\$ 570,402		\$ 1,026,382
6005	Gypsum Board Assemblies & Ceilings Alliance	\$ 3,961,904	\$ 1,054,786		\$ 2,907,118
6005	Tiling Division 9	\$ 583,637	\$ 89,040		\$ 494,597
6005	Resilient Flooring & Carpet Division 9	\$ 587,607	\$ 105,240		\$ 482,367
6005	Fabric Wrapped Panels Architectures	\$ 35,000	\$ -		\$ 35,000
6005	Painting and Intumescent Coating NW Complete	\$ 307,207	\$ 29,502		\$ 277,705
6005	Signage Sign Wizards	\$ 18,524	\$ -		\$ 18,524
6005	Toilet Compartments Barclay Dean	\$ 74,509	\$ -		\$ 74,509
6005	Toilet and Bath Accessories Barclay Dean	\$ 52,166	\$ 6,334		\$ 45,832
6005	Fire Protective Smoke Curtains Interior Tech	\$ 78,869	\$ 7,780		\$ 71,089
6005	Security/Detention Equipment CML Security	\$ 156,745	\$ 37,972		\$ 118,773
6005	Window Washing Equipment Steelkor	\$ 66,089	\$ 62,784		\$ 3,305
6005	Window Treatments Iris	\$ 112,776	\$ -		\$ 112,776
6005	Elevators Kone	\$ 2,872,300	\$ 317,110		\$ 2,555,190
6005	Mechanical Holiday-Parks	\$ 7,756,887	\$ 3,136,617		\$ 4,620,270
6005	Electrical VECA	\$ 8,930,683	\$ 2,664,491		\$ 6,266,192
6005	Earthwork, Site Demo & Utilities Interwest	\$ 679,053	\$ 678,104		\$ 949
6005	Site Concrete MidMountain	\$ 785,000	\$ 313,072		\$ 471,928
6005	Fences & Gates Secure-A-Site	\$ 23,175	\$ 647		\$ 22,528
6005	Irrigation and Planting A-1 Landscape	\$ 612,434	\$ -		\$ 612,434
6005	Direct Costs Subtotal:	\$ 38,938,486.00	\$ 15,005,128		\$ 23,933,358
6005	Provisional Sums / Allowances / Phasing	\$ 380,000	\$ 72,580		\$ 307,420
6005	Design Contingency	\$ 150,000	\$ -		\$ 150,000
6005	Negotiated Support Services	\$ 3,095,813	\$ 675,277		\$ 2,420,536
6005	Risk Contingency at 3%	\$ 1,276,929	\$ 14,031		\$ 1,262,898
6005	NSS, Bonding, Insurance, Contingencies Subtotal:	\$ 4,902,742	\$ 761,888		\$ 4,140,854
6005	Max Allowable Const Contract (MACC):	\$ 43,841,228	\$ 15,767,016	\$ 28,074,212	\$ 28,074,212
	GCCM General Conditions and Fee		\$ -		
6005	GCCM Specified General Conditions	\$ 2,565,843	\$ 1,147,047	\$ 1,418,796	\$ 1,418,796
6005	GCCM Fee @ 6.2% (incl credit from Hoffman of \$243,821)	\$ 2,474,335	\$ 902,375	\$ 1,571,960	\$ 1,571,960
6005	GCCM General Conditions and Fee Subtotal:	\$ 5,040,178	\$ 2,049,422	\$ 2,990,756	\$ 2,990,756
6005	Hoffman Construction (HCC) Change Order 1	(\$144,807)	(\$144,807)	(\$0)	(\$0)
6005	Hoffman Construction (HCC) Change Order 2	(\$39,558)	(\$39,558)	\$0	\$0
6005	Hoffman Construction (HCC) Change Order 3	\$154,583	\$46,099	\$108,484	\$108,484
6005	Hoffman Construction (HCC) Change Order 4	\$61,041	\$27,609	\$33,432	\$33,432
6005	Hoffman Construction (HCC) Change Order 5	\$172,886	\$143,490	\$29,396	\$29,396
6005	Hoffman Construction (HCC) Change Order 6	(\$24,636)	(\$24,636)	\$0	\$0
6005	Hoffman Construction (HCC) Change Order 7	\$65,007	\$56,420	\$8,587	\$8,587
6005	MACC + GCCM General Conditions and Fee	\$49,125,922	\$ 17,816,438	\$ 31,309,484	\$ 31,309,484
6004	GCCM Preconstruction Services				
6004	GCCM Preconstruction Services	\$ 1,264,527	\$ 1,015,306	\$ 249,221	\$ 249,221
6004	Chiller Work Performed under Preconstruction	\$ 319,133	\$ 295,313	\$ 23,820	\$ 23,820
6005	GCCM Preconstruction Services Subtotal:	\$ 1,583,660	\$ 1,310,619	\$ 273,041	\$ 273,041
6005	Total Construction Cost (TCC):	\$ 50,709,582	\$ 19,127,057	\$ 31,582,525	\$ 31,582,525
6005	State Sales Tax on TCC:	\$ 4,895,111	\$ 1,760,577	\$ 3,095,087	\$ 3,134,534
6005	Total Construction Cost + Sales Tax:	\$ 55,604,693	\$ 20,887,634	\$ 34,677,612	\$ 34,717,059

DAC	Category / Description	Budget	Expenditures To Date	Forecast To Complete	Remaining Budget
Project Soft Costs / Owner-direct Work					
DAC	Owner Direct Work		\$ -		
1011	Regular Salaries	\$ 646,080	\$ 451,393	\$ 194,687	\$ 194,687
2013	Personnel Benefits	\$ 223,188	\$ 160,093	\$ 63,095	\$ 63,095
3110	Miscellaneous Supplies	\$ 10,000	\$ 5,223	\$ 7,529	\$ 4,777
4101	Professional Services	\$ 20,000	\$ 16,458	\$ -	\$ 3,542
4901	CH Project Misc	\$ 109,131	\$ 103,928	\$ 12,500	\$ 5,203
6000	Capital Costs	\$ 295,313	\$ 295,313	\$ -	\$ 0
4601	OCIP Program / Builder's Risk	\$ 788,901	\$ 788,901	\$ -	\$ (0)
9125	Interfund Security (Fire Watch in Tunnel)	\$ 32,267	\$ 22,331	\$ 26,000	\$ 9,936
9511	Interfund Space Rent	\$ 171,391	\$ 170,115	\$ -	\$ 1,275
9516	Interfund Energy Office	\$ 1,923	\$ 1,918	\$ -	\$ 5
9905	Interfund Training	\$ 879	\$ 876	\$ -	\$ 3
6001	Utility Work - Design & Construction	\$ 72,870	\$ 56,021	\$ 16,848	\$ 16,848
6011	Property Acquisition	\$ 448	\$ 448	\$ -	\$ -
5102	City of Everett Fees	\$ 175,000	\$ 164,616	\$ 10,384	\$ 10,384
3101	Artwork Allowance	\$ -	\$ -	\$ -	\$ -
3109	Technology Equipment <5k	\$ 205,000	\$ -	\$ 205,000	\$ 205,000
6411	Technology Equipment >5k	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
3103	Signage / Wayfinding Fabrication & Install	\$ 150,000	\$ -	\$ 150,000	\$ 150,000
3104	Furniture Fixtures & Equipment <5k	\$ 456,541	\$ 260,220	\$ 196,321	\$ 196,321
6003	Furniture Fixtures & Equipment >5k	\$ 192,524	\$ -	\$ 192,524	\$ 192,524
4902	Moves / Staff Relocations / TTs	\$ 718,719	\$ 623,835	\$ 94,884	\$ 94,884
4102	AE Programming, Site Options, SD	\$ 1,321,900	\$ 1,321,900	\$ -	\$ 0
4103	AEDD through PC	\$ 3,968,460	\$ 3,357,017	\$ 611,442	\$ 611,442
6596	Siemens Security & Access Control	\$ 503,084	\$ 405,543	\$ 97,541	\$ 97,541
3111	Exterior Canopy / Pedestrian Platform Allowance	\$ 50,000	\$ 44,374	\$ 5,626	\$ 5,626
6597	1x1 Ceiling Tile Replacement Allowance	\$ 25,000	\$ -	\$ -	\$ 25,000
4109	GCCM Compliance / PMCM / VE / Estimating / Auditing	\$ 2,304,860	\$ 1,490,807	\$ 1,024,053	\$ 814,053
4114	Commissioning	\$ 210,000	\$ -	\$ -	\$ 210,000
4118	Hazardous Materials Abatement & Demo	\$ 4,679,585	\$ 2,007,673	\$ 2,671,912	\$ 2,671,912
4118	Performance Abatement (PAS) Change Order 1	\$ 74,675	\$ 74,675	\$ 0	\$ 0
4119	Hazardous Material Inspection / Reports	\$ 780,329	\$ 501,858	\$ 278,471	\$ 278,471
4818	Haz Mat Abatement-Labor	\$ 17,698	\$ 15,777	\$ -	\$ 1,921
4120	Legal	\$ 15,000	\$ 3,700	\$ 11,300	\$ 11,300
4122	Testing / Special Inspection	\$ 325,000	\$ 153,470	\$ 171,530	\$ 171,530
4123	Survey Work	\$ 40,000	\$ 31,058	\$ 8,942	\$ 8,942
4124	Traffic Consulting	\$ 5,000	\$ 4,149	\$ -	\$ 851
	Owner Work Subtotal:	\$ 18,645,765	\$ 12,533,413	\$ 6,105,869	\$ 6,112,352
	Remaining Owner Project Contingency	\$ 1,887,896		\$ 1,887,896	\$ 1,887,896
	Subtotal Soft Costs:	\$ 20,533,661	\$ 12,533,413	\$ 7,993,765	\$ 8,000,248
	Total Project Estimate to Complete:	\$ 76,138,353	\$ 33,421,047	\$ 42,671,377	\$ 42,717,306

Total Budget Approved by Council on July 30, 2018: \$ 76,579,770

Art Allowance Reduction: \$ (441,417)

TOTAL APPROVED BUDGET: \$ 76,138,353

(Over) / Under Budget: \$ 0

D. Approved Cost Events:

6005	HCC	Precon Budget Reconciliation	\$ (145,563)
6005	HCC	CE106 - ASI 6	\$ 756
6005	HCC	Approval Date and 302 Strike	\$ -
6005	HCC	CE100 - Addendum 4	\$ (48,263)
6005	HCC	CE113 - RFI 27 and 27.1	\$ 653
6005	HCC	CE104 - ASI 4 & RFI 16	\$ 812
6005	HCC	CE107 - ASI 7	\$ 4,020
6005	HCC	CE116 - RFI 47	\$ 3,220
6005	HCC	CE110 - ASI 009	\$ 92,086
6005	HCC	CE115 - RFI 38	\$ 1,886
4118	PAS	PAS #11 - WOR #1	\$ 10,591
6005	HCC	CE105 - ASI 5	\$ 51,351
6005	HCC	CE112 - RFI29	\$ 3,019
6005	HCC	CE117 - RFI42	\$ (847)
6005	HCC	CE128 - RFI78	\$ (29,022)
6005	HCC	CE133 - RFI 81	\$ 1,885
6005	HCC	CE103 - ASI 3	\$ 34,225
6005	HCC	CE101 - ASI 1	\$ 63,021
6005	HCC	CE127 - ASI 12	\$ 1,879
6005	HCC	CE131 - RFI 72	\$ 456
6005	HCC	CE149 - RFI 120	\$ (624)
6005	HCC	CE152 - RFI 132	\$ 3,356
6005	HCC	CE158 - RFI 133	\$ (3,867)
6005	HCC	CE181 - VE Temp Walls	\$ (3,180)
4118	PAS	PAS13 - RFI 38	\$ 2,927
4118	PAS	PAS14 - WOR 4	\$ 1,959
6005	HCC	CE122 - RFI 67	\$ 4,928
6005	HCC	CE153 - RFI 108	\$ 4,444
6005	HCC	CE156 - RFI 137	\$ 1,170
6005	HCC	CE167 - ASI 22	\$ 2,701
6005	HCC	CE171 - ASI 27	\$ 1,515
6005	HCC	CE180 - RFI 176	\$ 1,336
4118	PAS	PAS12 - Failing Concrete Wall	\$ 3,953
4118	PAS	PAS19 - Elevator Machine Room Duct	\$ 2,367
4118	PAS	PAS-20 chip firestopping	\$ 20,166
4118	PAS	PAS-23 guard rail	\$ (8,081)
4118	PAS	PAS-3 ASI 3 added demo	\$ 3,196
4118	PAS	PAS-22 Demo Morgue Slab	\$ 13,045
6005	HCC	CE197 - RFI 172	\$ 570
6005	HCC	CE120 - RFI 58	\$ 922
6005	HCC	CE130 - RFI 71	\$ 133,593
6005	HCC	CE178 - ASI 28	\$ 1,964
6005	HCC	CE142 - RFI 70	\$ 19,743

4118	PAS	PAS-10 WO 2 & 3 Walker duct cleaning	\$ 1,032
4118	PAS	PAS-17 WO 5 ACM Tile in Basement	\$ 1,447
4118	PAS	PAS-18 WO 6 Remove SAFP in Basement	\$ 1,596
4118	PAS	PAS-21 Precast OT	\$ 20,478
6005	HCC	CE150 - ASI 15	\$ 4,435
6005	HCC	CE163 - RFI 259 and ASI 20 Rev. 1	\$ 2,607
6005	HCC	CE170 - ASI 26	\$ (7,690)
6005	HCC	CE177 - ASI 18	\$ 14,734
6005	HCC	CE179 - ASI 29	\$ (10,192)
6005	HCC	CE183 - ASI 30	\$ 3,366
6005	HCC	CE157 - Time PCB and Foundation	\$ -
6005	HCC	CE187 - RFI 196 VFD's for Chiller Pumps	\$ (4,841)
6005	HCC	CE191 - RFI 206 Detailing at Stair	\$ 1,186
6005	HCC	CE192 - RFI 90.2 ADA Push Buttons	\$ 1,179
6005	HCC	CE193 - RFI 210 Chiller Pump Inertia Bases	\$ (2,198)
6005	HCC	CE195 - RFI 207 Intumescent Paint Value Engineer	\$ (5,558)
6005	HCC	CE200 - RFI 218 DAS Credit	\$ (36,647)
6005	HCC	CE203 - RFI 188.1 Concealed Rood Drain	\$ 7,847
6005	HCC	CE204 - RFI 229 Reroute Plumbing for Housekeeping	\$ 544
6005	HCC	CE205 - RFI 233 Detention Hardware Revisions	\$ 6,592
6005	HCC	CE140 - RFI 30.1 Elevator Pit Waterproofing	\$ 5,262
6005	HCC	CE206 - RFI239.1 Enclose Drain in Law Library	\$ 906
6005	HCC	CE207 - RFI 246 Hardware Changes at Door 051B	\$ 998
6005	HCC	CE220 - RFI 232 Mechanical Shafts in Electrical Rooms	\$ (10,253)
6005	HCC	CE223 - RFI 269 Drain at old Morgue	\$ 1,124
6005	HCC	CE247 - ASI 39 Move door 120 in Basement	\$ 6,499
6005	HCC	CE274 - Quiet Time during Memorial Ceremony	\$ 4,806
6005	HCC	CE231 - ASI 37 Roof Tie Off Steel	\$ 21,221
6005	HCC	CE145 - RFI 97 Deleted Floor Drains	\$ (570)
6005	HCC	CE248 - ASI 40	\$ 2,561
6005	HCC	CE232 - ASI 33 Entry Support Steel	\$ 17,718
6005	HCC	CE162 - ASI 16 Remove AC from Electrical Rooms	\$ (4,334)
6005	HCC	CE212 - RFI 227 Changes to Rooftop Eyebrow steel	\$ 1,768
6005	HCC	CE233 - RFI 197.1 Wingwall support	\$ 17,301
		Total:	\$ 319,191

E. Contingency Status (Project):**Owner Contingency:** *(Spend month revised to match Change Order Execution Date)*

DAC	Description	Spend to Date	Balance
6005	Original Balance	(\$0)	\$2,207,087
6005	October 2018 Usage	(\$144,807)	\$2,351,894
6005	November 2018 Usage	\$0	\$2,351,894
6005	December 2018 Usage	(\$39,558)	\$2,391,452
6005	January 2019 Usage	\$154,583	\$2,236,869
6005	February 2019 Usage	\$61,041	\$2,175,828
6005	March 2019 Usage	\$0	\$2,175,828
4118	April 2019 Usage	\$74,675	\$2,101,153
6005	May 2019 Usage	\$197,522	\$1,952,903
6005	June 2019 Usage	\$65,007	\$1,887,896
6005	July 2019 Usage	\$0	\$1,887,896
	Total:	\$319,191	\$1,887,896

Hoffman Contingency:

DAC	Description	Spend to Date	Balance
6005	Original Balance		\$1,276,929
6005	January 2019 Usage	\$655	\$1,276,274
6005	March 2019 Usage	\$13,339	\$1,262,935
6005	May 2019 Usage	\$11,239	\$1,251,696
6005	June 2019 Usage	\$0	\$1,251,696
6005	July 2019 Usage	\$0	\$1,251,696
	Total:	\$25,233	\$1,251,696

Hoffman Allowances:

DAC	Description	Spend to Date (Running Subtotals)	Balance
6005	Allowance – Addendum 4 not incorporated into bids	\$150,000	\$0
6005	Allowance – Replace existing faulty piping	(\$0)	\$25,000
6005	Allowance – Remove/reinstall items to facilitate work	(\$0)	\$100,000
6005	Allowance – MEP temp workarounds not identified	\$70,246	\$59,754
6005	Allowance – Non-backchargeable trade damage	(\$0)	\$70,000
6005	Allowance – Selective OT to maintain schedule	(\$0)	\$40,000
6005	Allowance – Existing slab patching/infill not shown	(\$0)	\$15,000
	Total:	\$231,257	\$298,743

F. Pending Budget and Schedule Changes:

1. Revisions pending contract amendments
 - i. Hoffman Change Order No. 8 which is a net decrease of \$10,228
 - ii. Hoffman Change Order No. 9 which is a net increase of \$5,739
2. The project team is reviewing several changes requested by Hoffman and Performance Abatement some of which are.
 - i. Revisions to basement opening support steel
 - ii. Revisions to Won Doors
 - iii. Elevator pit ladders
 - iv. Switchgear room doors
 - v. Structural steel coordination issues
 - vi. Urinal mounting heights

G. Risk Management**1. Current Issues**

- Discovery of previously concealed conditions. Many of these are reflected in the approved change orders in Section D and in the pending budget and schedule changes in Section F.1(vi).

2. Potential Project Risks

- Safety & Security:
 1. The project team remains diligent regarding potential undiscovered conditions inside and outside the building.
 2. The project team remains sensitive to the operational needs of Superior and District Courts, to minimize shutdowns resulting from noise or other disruptions. Communications between the Courts and construction field supervision is frequent and well-managed.
 3. The project team is securing and safeguarding tools/materials and ensuring proper safeguards and notices are in place to control access to the construction areas.
 4. Hoffman is working with Washington Lighthouse for the Blind to assist with accessible walking routes for sight-impaired pedestrians.

H. Schedule: Planned activities for the next 6 weeks. Activities marked with an "A" (for actualized) are in progress.

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Addition - Building Envelope				52	11-Sep-19 A	21-Nov-19
C1074	Addition - Ext - Install Roofing Membrane (or Temp Roof - Weather Contr	SDR	15	11-Sep-19 A		01-Oct-19
C1000	Addition - Ext - Courthouse Addition Weathertight	HCC	0			01-Oct-19
C1654	Addition - Ext - Stock Remaining Materials Prior to Manlift Removal		5	23-Oct-19*		29-Oct-19
C1652	Addition - Ext - Remove Manlift		5	30-Oct-19		05-Nov-19
Phase 1 - New Addition - Building Envelope - West L2 to Roof				47	18-Sep-19 A	21-Nov-19
C2027	Addition - Ext (L2 - Roof - West) - UHPC Panels	KCO	13	18-Sep-19 A		04-Oct-19
C2042	Addition - Ext - (All Elevations) - Metal Panel Field Measure	KCO	9	23-Sep-19 A		03-Oct-19
C2043	Addition - Ext - (All Elevations) - Metal Panel Lead time	KCO	15	04-Oct-19		24-Oct-19
C2028	Addition - Ext (All Elevations) - Composite Metal Panels	KCO	20	25-Oct-19		21-Nov-19
Phase 1 - New Addition - Building Envelope - North L2 to Roof				20	13-Sep-19 A	10-Oct-19
C2021	Addition - Ext (L2 - Roof - North) - Curtainwall	GF	8	13-Sep-19 A		24-Sep-19
C2029	Addition - Ext (L2 - Roof - North) - UHPC Panels	KCO	8	01-Oct-19*		10-Oct-19
Phase 1 - New Addition - Building Envelope - East L2 to Roof				29	17-Sep-19 A	25-Oct-19
C2024	Addition - Ext (L2 - Roof - East) - Curtainwall	GF	8	17-Sep-19 A		26-Sep-19
C2031	Addition - Ext (L2 - Roof - East (Partial North Elevation)) - UHPC Panels	KCO	10	14-Oct-19*		25-Oct-19
Phase 1 - New Addition - Interior Buildout & Fit-Up				86	29-Aug-19 A	02-Jan-20
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 1				26	02-Oct-19	06-Nov-19
C1484	Addition L1 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP	6	02-Oct-19		09-Oct-19
C1487	Addition L1 - Paint	NWC	3	14-Oct-19		16-Oct-19
C1797	Addition L1 - LV Cabling	VECA	8	17-Oct-19		28-Oct-19
C1485	Addition L1 - Install ACT	AP	5	22-Oct-19		28-Oct-19
C1488	Addition L1 - Install Wall Finishes		3	29-Oct-19		31-Oct-19
C1489	Addition L1 - Trim Out Mechanical	HP	3	01-Nov-19		05-Nov-19
C1491	Addition L1 - Trim Out Fire Sprinklers	HP	3	01-Nov-19		05-Nov-19
C1490	Addition L1 - Trim Out Electrical	VECA	3	04-Nov-19		06-Nov-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 2				19	10-Oct-19	05-Nov-19
C1509	Addition L2 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP	6	10-Oct-19		17-Oct-19
C1512	Addition L2 - Paint	NWC	3	22-Oct-19		24-Oct-19
C1798	Addition L2 - LV Cabling	VECA	8	25-Oct-19		05-Nov-19
C1510	Addition L2 - Install ACT	AP	5	30-Oct-19		05-Nov-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 3				54	29-Aug-19 A	13-Nov-19
C1531	Addition L3 - RI Wall Mechanical	HP	4	29-Aug-19 A		24-Sep-19
C1532	Addition L3 - RI Wall Electrical	VECA	4	29-Aug-19 A		24-Sep-19
C1533	Addition L3 - Complete Cover Inspections	HCC	1	25-Sep-19		25-Sep-19
C1534	Addition L3 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP	6	18-Oct-19		25-Oct-19
C1537	Addition L3 - Paint	NWC	3	30-Oct-19		01-Nov-19
C1799	Addition L3 - LV Cabling	VECA	8	04-Nov-19		13-Nov-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 4				29	25-Sep-19	04-Nov-19
C1558	Addition L4 - Complete Cover Inspections	HCC	1	25-Sep-19*		25-Sep-19
C1559	Addition L4 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP	6	28-Oct-19		04-Nov-19
Phase 1 - New Addition - Interior Buildout & Fit-Up - Level 5				40	18-Sep-19 A	12-Nov-19
C1580	Addition L5 - Frame Walls / Soffits / Ceilings	AP	6	18-Sep-19 A		25-Sep-19
C1581	Addition L5 - RI Wall Mechanical	HP	5	26-Sep-19		02-Oct-19
C1582	Addition L5 - RI Wall Electrical	VECA	5	26-Sep-19		02-Oct-19
C1583	Addition L5 - Complete Cover Inspections	HCC	1	03-Oct-19		03-Oct-19
C1584	Addition L5 - Hang / Tape / Finish Walls / Hard Lid Ceilings	AP	6	05-Nov-19		12-Nov-19

ID	Activity Name	Sub	Dur	Start	Actual Start	Finish
Phase 1 - New Addition - Interior Buildout & Fit-Up - Roof Level				20	26-Sep-19	23-Oct-19
C1980	Addition RF - Electrical Power for Roof Top Equipment	VECA	10	26-Sep-19	09-Oct-19	
C1081	Addition RF - Install / Hookup / Test Roof Top Equipment		20	26-Sep-19	23-Oct-19	
Phase 1 - New Addition - Interior Buildout & Fit-Up - Elevators & Stairs				80	09-Sep-19 A	02-Jan-20
C1082	Addition Elevator - Frame / Rock Elevator & Stair Shaft Enclosures	AP	25	09-Sep-19 A	11-Oct-19	
C1088	Addition Elevator - Build Elevators	KONE	55	14-Oct-19	02-Jan-20	
Phase 1 - Basement Level Renovation				38	16-Sep-19 A	06-Nov-19
C1928	Existing BL - Flooring	D9	10	16-Sep-19 A	27-Sep-19	
C1050	Existing BL - Repair Arch Finishes @ Law Library / Corridor / Storage		10	30-Sep-19	11-Oct-19	
C1611	Existing BL - Final Inspections / Test & Commission	HCC	5	24-Oct-19	30-Oct-19	
C1612	Existing BL - Final Clean & Punchlist		5	31-Oct-19	06-Nov-19	
Phase 1 - New Restroom Core in Existing Building				9	23-Sep-19 A	03-Oct-19
Phase 1 - New Restroom Core - Level 1				3	23-Sep-19 A	25-Sep-19
C1369	New RR L1 - Install Partitions	BD	3	23-Sep-19 A	25-Sep-19	
C1373	New RR L1 - Construction Complete	HCC	0		25-Sep-19	
Phase 1 - New Restroom Core - Level 3				5	26-Sep-19	02-Oct-19
C1419	New RR L3 - Install Partitions	BD	5	26-Sep-19*	02-Oct-19	
C1423	New RR L3 - Construction Complete	HCC	0		02-Oct-19	
Phase 1 - New Restroom Core - Level 4				2	30-Sep-19	01-Oct-19
C1444	New RR L4 - Install Partitions	BD	2	30-Sep-19*	01-Oct-19	
C1448	New RR L4 - Construction Complete	HCC	0		01-Oct-19	
Phase 1 - New Restroom Core - Level 5				2	02-Oct-19	03-Oct-19
C1469	New RR L5 - Install Partitions	BD	2	02-Oct-19*	03-Oct-19	
C1473	New RR L5 - Construction Complete	HCC	0		03-Oct-19	
Phase 2 - Existing Courthouse Renovation				93	17-Jun-19 A	25-Oct-19
Phase 2 - South Shearwall				5	17-Jun-19 A	18-Oct-19
C1984	SSW - FRP Shearwall Footing	IW	5	17-Jun-19 A	18-Oct-19	
Phase 2 - Trial Courtroom Renovations				67	24-Jul-19 A	25-Oct-19
Phase 2 - Courtroom 3A				52	24-Jul-19 A	04-Oct-19
C1701	Courtroom 3A - Install Soffit / Ceiling / Fixtures	AP	10	24-Jul-19 A	02-Oct-19	
C1700	Courtroom 3A - Complete Cover Inspections	HCC	0		04-Oct-19*	
Phase 2 - Courtroom 5D				16	04-Oct-19	25-Oct-19
C2048	Courtroom 5D - Demo / Abate	PAS	6	04-Oct-19*	11-Oct-19	
C2049	Courtroom 5D - Install Drag Strut	SK	10	14-Oct-19	25-Oct-19	

Appendix: Photos from August 2019.



Courthouse Addition Exterior West Elevation on August 5th, 2019



Courthouse Addition Exterior West Elevation August 22nd, 2019



Courthouse Addition Level 4 Interior August 5th, 2019



Courthouse Addition Level 4 Interior August 26th, 2019



BRG: 237°SW (T) POS: 47°58'40"N, 122°12'21"W ±105.0ft ALT: 134ft



Cutting Access between the Existing Courthouse Basement and the Addition August 28th, 2019